

PROPOSED RESIDENTIAL SUBDIVISION AT

Lot 4 DP 834254

510 BEACH ROAD

BERRY, NSW, 2535

CONCEPT SURFACE WATER MANAGEMENT PLANS

DEVELOPMENT APPLICATION

DRAWING No.

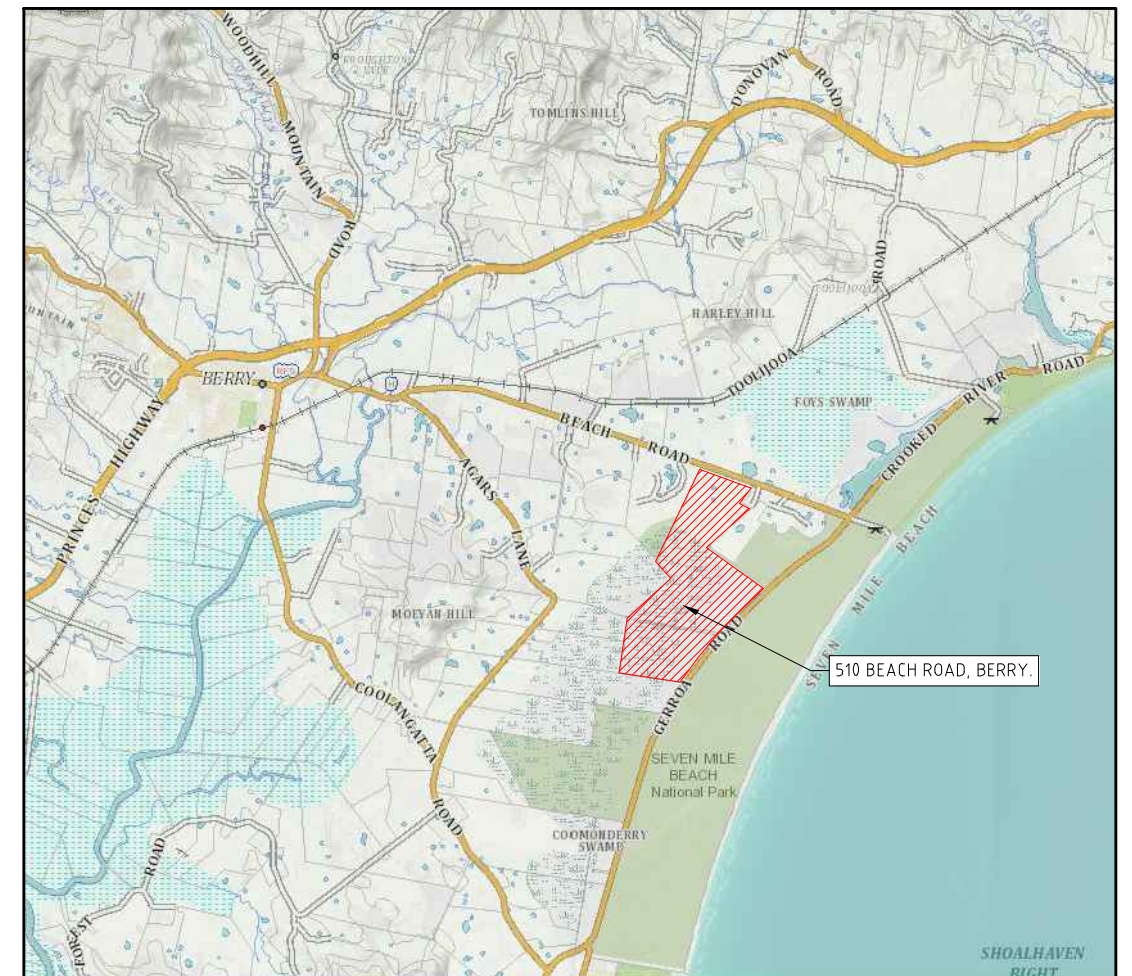
NAME

STW000
STW100
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SRW400

TITLE SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
MUSIC MODELLING CATCHMENTS AND OVERALL SITE PLAN
CONCEPT SURFACE WATER MANAGEMENT PLAN
TYPICAL SURFACE WATER MANAGEMENT DETAILS
DRAINS LAYOUTS AND TABLES 1 & 2

FS100
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FS301
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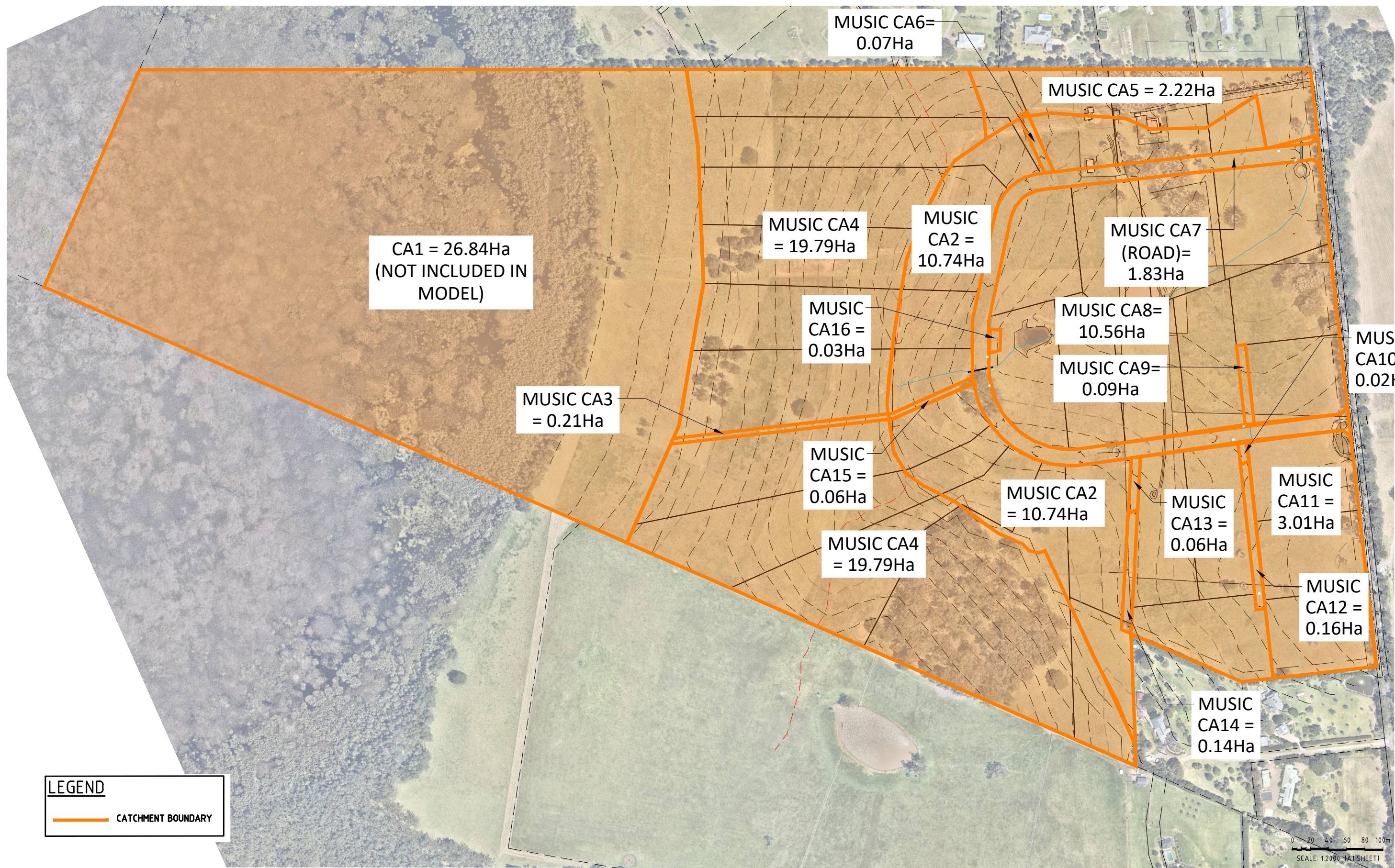
FLOOD ASSESSMENT – CATCHMENT PLAN
FLOOD ASSESSMENT – PRE-DEVELOPMENT FLOOD EXTENTS
FLOOD ASSESSMENT – CROSS-SECTIONS CH 0–150
FLOOD ASSESSMENT – CROSS-SECTIONS CH 200–350
FLOOD ASSESSMENT – CROSS-SECTIONS CH 400–550
FLOOD ASSESSMENT – CROSS-SECTIONS CH 600–619.375

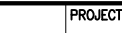


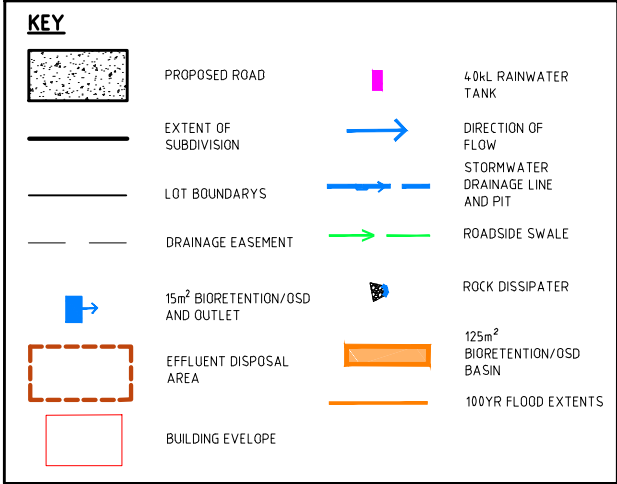
LOCALITY PLAN

NOT TO SCALE

REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS		North	CLIENT	PROJECT TITLE	DRAWING TITLE			
						DESIGN BY	J.M.A.				TITLE SHEET, LOCALITY PLAN AND DRAWING SCHEDULE			
						DRAWN BY	L.O.				PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
						FINAL APPROVAL	J.M.A.				19000408	P01	STW000	00
						SCALE:	N.T.S.							
						(on A1 Original)								
00	10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE – FOR DA APPROVAL									
A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE									
							DA							



REV		DATE	DES.	DRN.	APP.	REVISION DETAILS		DRAWING STATUS			 allen price & scarratts pty ltd land and development consultants	 Suites 7 & 8, 68-70 Station Street PO Box 1098, Bowral NSW 2576. (t) 02 4862 1633 (f) 02 4862 3088 email: reception@seec.com.au WWW.SEEC.COM.AU	PROJECT TITLE		DRAWING TITLE					
													PROPOSED RESIDENTIAL SUBDIVISION AT LOT 4 DP 834254 No. 510 BEACH ROAD BERRY, NSW, 2535		MUSIC MODELLING CATCHMENTS AND OVERALL SITE PLAN					
00		10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE — FOR DA APPROVAL				DA			PROJECT NO.		SUB-PR NO.		DRAWING NO.		REV	
A		06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE							19000408		P01		STW100		00	



STORMWATER DESIGN SUMMARY

GENERAL

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTS PRIOR TO CARRYING OUT THE WORKS.
- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THESE DRAWINGS AND THE APPROPRIATE CURRENT AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND SUPPORTING DOCUMENTATION.
- EXACT DIMENSIONS AND CONFIGURATION TO BE ESTABLISHED ON SITE. DESIGNED BATTERS SHALL BE SMOOTHLY TRANSITIONED TO CONNECT TO EXISTING SLOPES.
- ALL NEW WORKS ARE TO JOIN NEATLY TO EXISTING.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. CONSTRUCT AS PER DIMENSIONS, SETOUT POINTS AND REFERENCE LEVELS NOTED ON THE DRAWINGS.
- THE CONTRACTORS ENGINEER IS TO UNDERTAKE INSPECTIONS DURING CONSTRUCTION TO ENSURE CONSTRUCTION IS IN ACCORDANCE WITH THE DRAWINGS. THE ENGINEER IS TO PROVIDE AN INSPECTION CERTIFICATE.
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON SURVEY DATA SUPPLIED BY ALLEN PRICE & SCARRATTS PTY LTD. SITE CONDITIONS MAY HAVE CHANGED AFTER THE SURVEY WAS UNDERTAKEN.
- ALL LEVELS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
- ALL COORDINATES ARE BASED ON AN ASSUMED DATUM AS SUPPLIED BY ALLEN PRICE & SCARRATTS PTY LTD.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
- A DIAL BEFORE YOU DIG (DBYD) HAS NOT BEEN UNDERTAKEN AS PART OF THE DESIGN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE DEPTH AND LOCATION OF ALL OBSTRUCTIONS AND UNDERGROUND SERVICES IN THE VICINITY OF THE WORKS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- ALL REASONABLE EFFORT SHALL BE MADE TO PRESERVE AND PROTECT EXISTING VEGETATION.
- ALL CHANGES PROPOSED TO WORKS DURING THE CONSTRUCTION PHASE WHICH DIFFER TO THAT SHOWN ON THE APPROVED DRAWING SET MUST BE APPROVED IN WRITING BY THE DESIGN ENGINEER.

STORMWATER GENERAL

- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3:2003 AND COUNCIL SPECIFICATIONS.
- REFER TO THE ACCOMPANYING 'DRAINS' MODEL FOR STORMWATER DRAINAGE CALCULATIONS.

LOCATION OF STRUCTURES

- MIN. 40,000 L RAINWATER TANKS ARE TO BE INSTALLED ON EACH PROPOSED LOT. THE LOCATIONS SHOWN ARE INDICATIVE ONLY. THE FINAL LOCATIONS WILL BE DETERMINED PRIOR TO CONSTRUCTION.
- THE LOCATION OF STRUCTURES SHOWN INDICATE THE POSSIBLE ARRANGEMENT OF STORMWATER AND WATER QUALITY CONTROL DEVICES THAT WOULD SATISFY COUNCIL REQUIREMENTS.

STORMWATER DESIGN

- THE PROPOSED STORMWATER SYSTEM DESIGN, STRUCTURES AND MANAGEMENT IS TO BE IN ACCORDANCE WITH SHOALHAVEN CITY COUNCIL'S DESIGN SPECIFICATIONS & ENGINEERING STANDARDS.
- RAINWATER TANKS** - MIN. 40,000 L RAINWATER TANKS ARE TO BE INSTALLED ON EACH PROPOSED LOT. THE REQUIRED RAINWATER STORAGE VOLUME FOR THE DWELLING IS 20,000 L WITH AN ADDITIONAL 20,000 L PROVIDED FOR OSD.
- THE RAINWATER TANKS ARE TO BE FITTED WITH A FIRST FLUSH DIVERTER AND INLET FILTER.
- IT IS ALSO RECOMMENDED THAT ALL ROOF GUTTER HAVE 'GUTTER GUARD' OR SIMILAR INSTALLED.
- ON-SITE DETENTION** - IS TO BE PROVIDED WITHIN MIN. 15m² BIORETENTION/OSD BASINS ON EACH PROPOSED LOT. REFER TO ON-SITE DETENTION CALCULATIONS AND DETAILS WITHIN THE ACCOMPANYING 'DRAINS' MODEL AND SEEC REPORT 19000408-WCMS-01. ON-SITE DETENTION IS PROVIDED WITHIN THE RAINWATER TANKS AND BIORETENTION/OSD BASINS.

NOTE

THIS REPORT HAS BEEN DEVELOPED BASED ON AGREED REQUIREMENTS AS UNDERSTOOD BY SEEC AT THE TIME OF INVESTIGATION. IT APPLIES ONLY TO A SPECIFIC TASK ON THE NOMINATED LANDS. OTHER INTERPRETATIONS SHOULD NOT BE MADE, INCLUDING CHANGES IN SCALE OR APPLICATION TO OTHER PROJECTS. ANY RECOMMENDATIONS CONTAINED IN THIS ASSESSMENT ARE BASED ON AN HONEST APPRAISAL OF THE OPPORTUNITIES AND CONSTRAINTS THAT EXISTED AT THE SITE AT THE TIME OF INVESTIGATION, SUBJECT TO THE LIMITED SCOPE AND RESOURCES AVAILABLE.

MIN. 20kL RAINWATER TANK ON EACH DWELLING PLUMBED TO TOILET, LAUNDRY AND OUTDOOR TAP. OVERFLOW DIRECTED TO RAINGARDEN

NOTE - BUILDING ENVELOPES ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE

PROPOSED 5m WIDE ACCESS DRIVEWAY

3 x Ø600mm PIPES UNDER ROAD

125 m² BIORETENTION BASIN

LOT 15

LOT 14

LOT 16

LOT 17

LOT 20

LOT 21

LOT 22

LOT 24

LOT 23

LOT 25

LOT 26

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 30

LOT 29

LOT 28

LOT 27

2 x 1800mm WIDE x 600mm HIGH CULVERTS UNDER ROAD

125 m² BIORETENTION BASIN

15m² BIORETENTION/OSD BASIN ON EACH LOT (TYPICAL)

PROPOSED 5m WIDE ACCESS DRIVEWAY

125 m² BIORETENTION BASIN

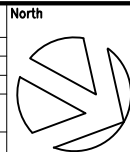
PROPOSED 8m WIDE SEALED ROAD

ROADSIDE TREATMENT SWALES ON BOTH SIDES OF PROPOSED ROAD

0 15 30 45 60 75m
SCALE: 1:1500 (A1 SHEET)

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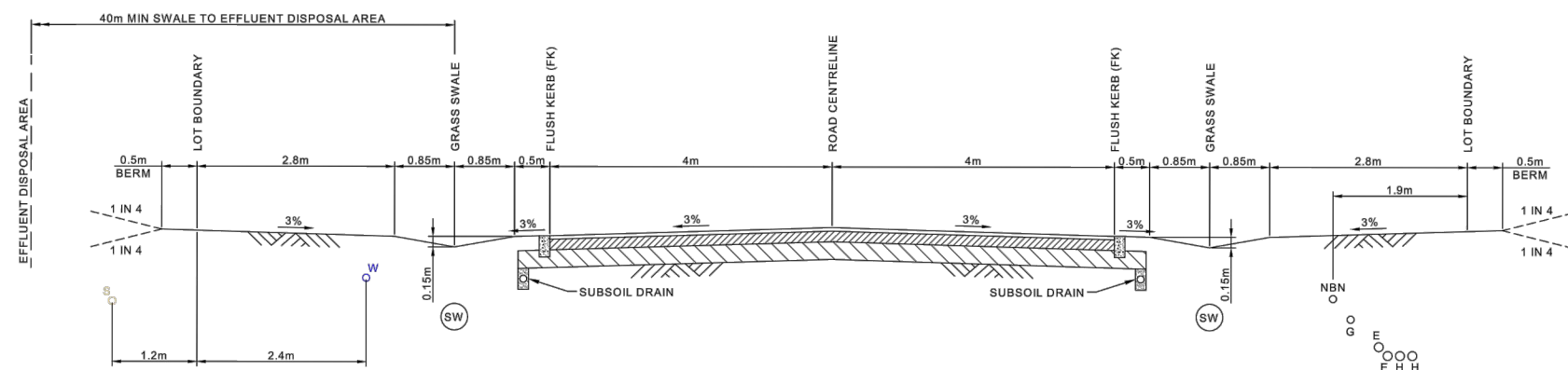
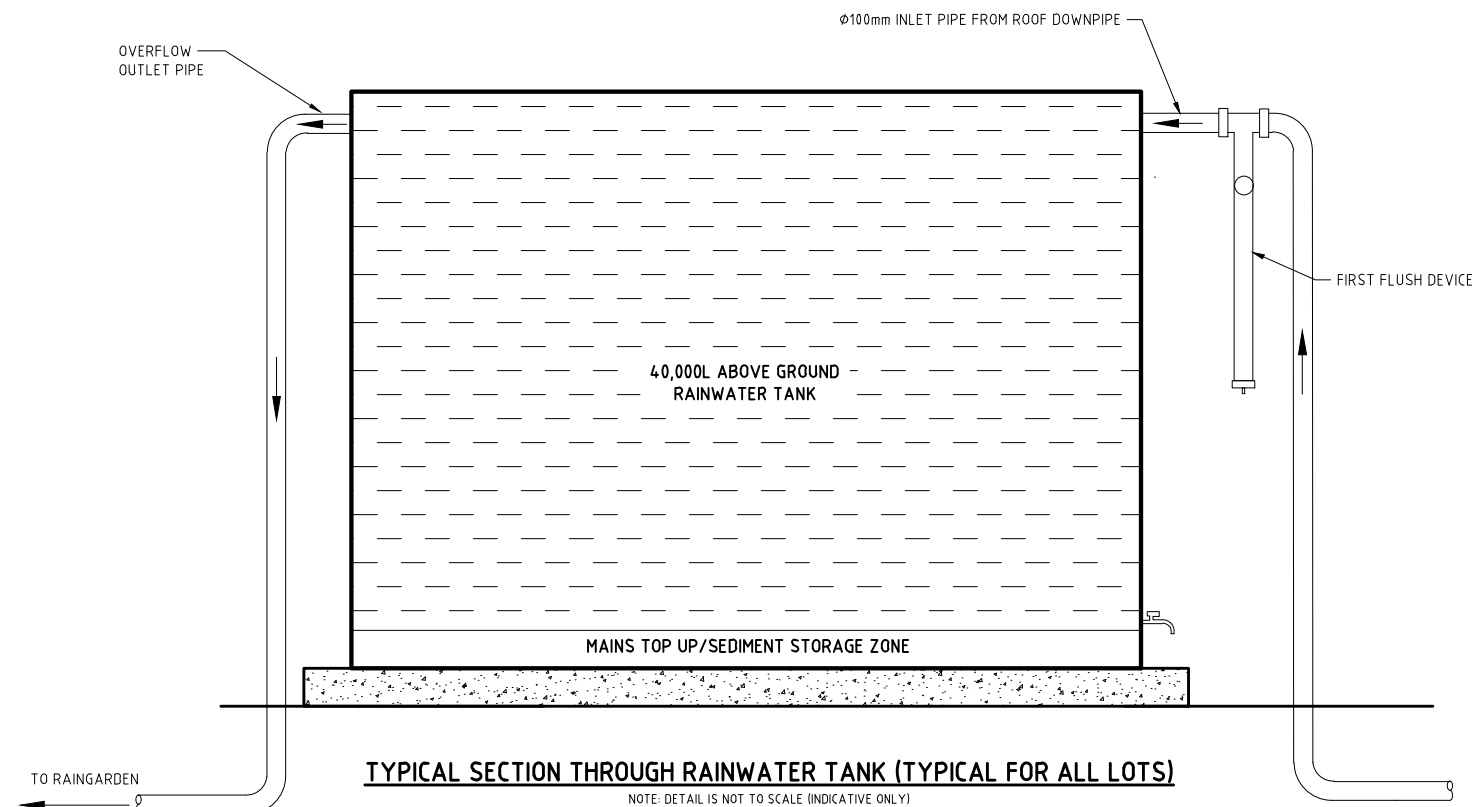
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DESIGN BY	J.M.A.
DRAWN BY	L.O.
FINAL APPROVAL	J.M.A.
SCALE:	1:1500
(on A1 Original)	
DA	



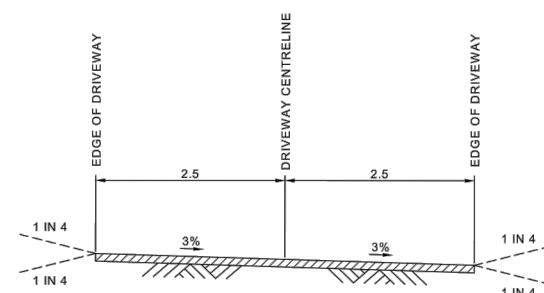
Suites 7 & 8, 68-70 Station Street
PO Box 1098, Bowral NSW 2576.
(t) 02 4862 1633
(f) 02 4862 3088
email: reception@seec.com.au
WWW.SEEC.COM.AU

PROJECT TITLE
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AT LOT 4 DP 834254
No. 510 BEACH ROAD
BERRY, NSW, 2535**

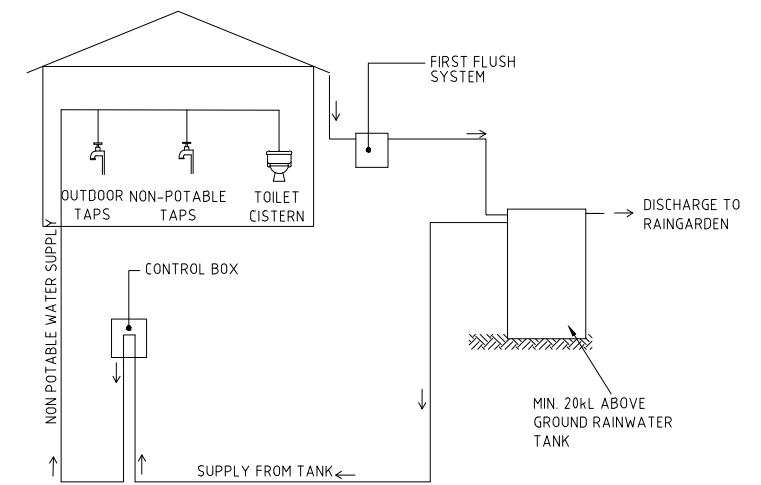
DRAWING TITLE			
CONCEPT SURFACE WATER MANAGEMENT PLAN			
PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
19000408	P01	STW200	00



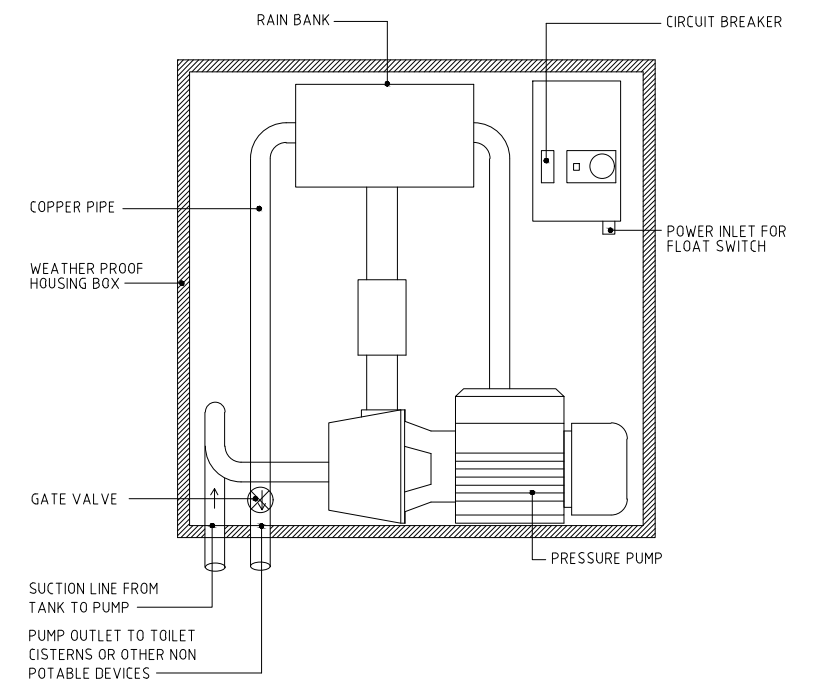
TYPICAL ROAD 01 8m CARRIAGEWAY (18m MIN ROAD RESERVE) CROSS SECTION
SCALE 1:50



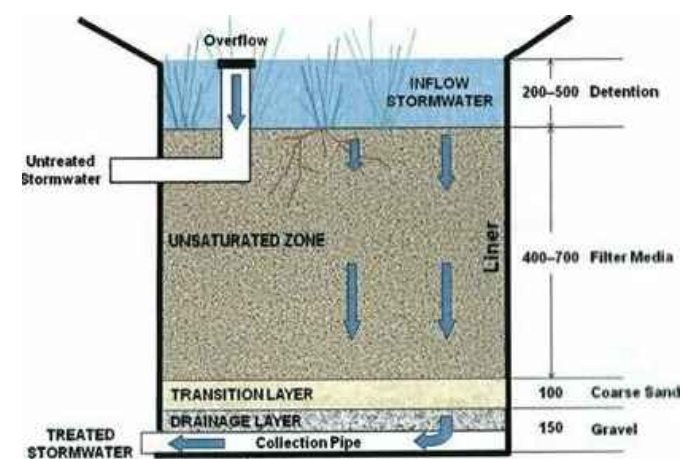
TYPICAL 5m DRIVEWAYS 01, 02, 03, 04 & 05 CROSS SECTION
SCALE 1:50



TYPICAL WATER SUPPLY CYCLE



TYPICAL RAINWATER TANK CONTROL BOX



TYPICAL SECTION THROUGH BIORETENTION/OSD BASIN

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						DRAWN BY L.O.				
						FINAL APPROVAL J.M.A.				
						SCALE: (on A1 Original) AS SHOWN				
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A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE					SUB-PR NO. P01
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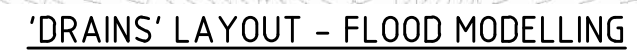
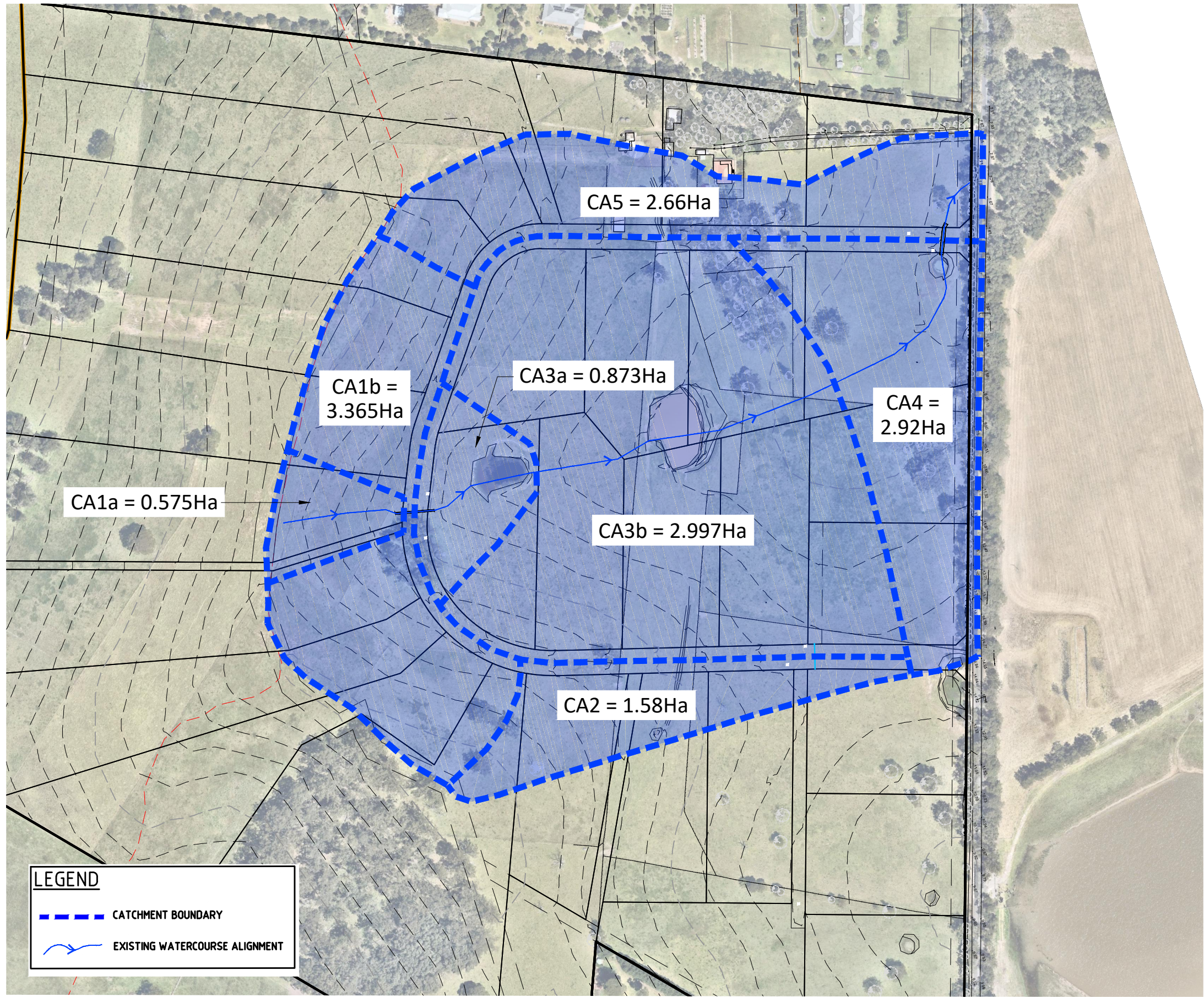


TABLE 1 – ON-SITE DETENTION BASIN SIZE SUMMARY – ULTIMATE DEVELOPMENT

Storm Event ARI (Yr)		Total Catchment Flow (m3/s)		Total change in peak flow (m3/s)	Total Basin Storage Provided (m3)
	Pre-Develop	Post- Develop	Post- Develop with OSD		
50% AEP	1.54	1.657	1.15	-0.390	379.3
20% AEP	3.59	3.65	2.74	-0.85	398.3
5% AEP	7.75	8.458	7.38	-0.370	499.6
1% AEP	11.6	12.717	10.9	-0.700	610.0

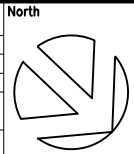
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					DRAWN BY L.O.	PROJECT NO.					SUB-PR NO.	DRAWING NO.	REV	
					FINAL APPROVAL J.M.A.	19000408					P01	STW400	00	
					SCALE: N.T.S.									
					(on A1 Original)									
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0 15 30 45 60 75m
SCALE: 1:1500 (A1 SHEET)

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CLIENT



allen price & scarratts pty ltd
land and development consultants



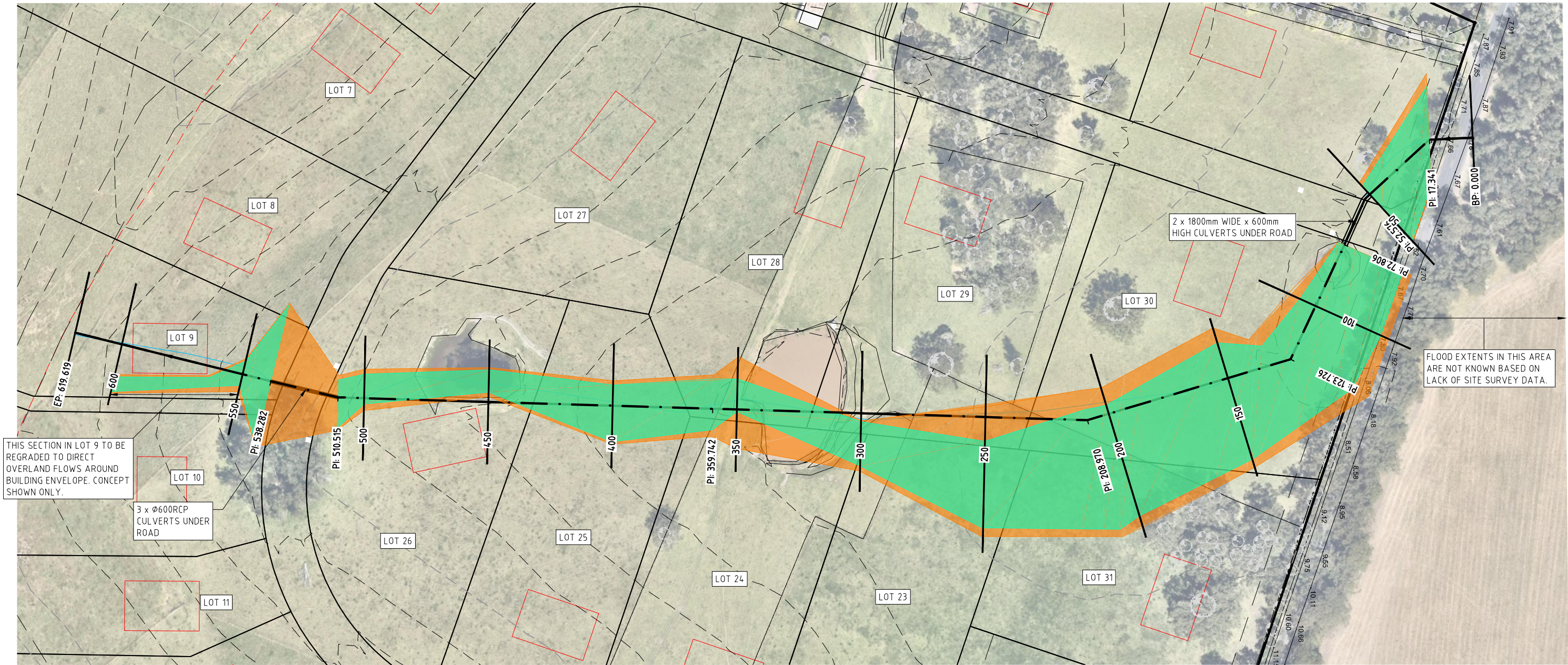
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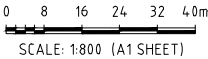
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FLOOD ASSESSMENT CATCHMENT PLAN			
PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
19000408	P01	FS100	00



5YR ARI FLOOD RESULTS (PRE AND POST DEVELOPMENT)

River Sta	Q Total (m3/s)	Min Ch El (m)	W.S. Elev (m)	Crit W.S. (m)	E.G. Elev (m)	E.G. Slope (m/m)	Vel Chnl (m/s)	Flow Area (m2)	Top Width (m)	Froude # Chl
619.375	0.25	27.04	27.12	27.12	27.14	0.035079	0.55	0.44	10.82	0.88
600	0.25	25.51	25.57	25.59	25.64	0.285709	1.2	0.2	7.56	2.34
550	0.25	21.19	21.28	21.29	21.31	0.041049	0.68	0.36	7.38	0.98
538.282	1.27	20.3	21.24	20.46	21.24	0.000004	0.04	33.19	55.63	0.02
524	Culvert									
510.515	1.27	18.27	18.38	18.38	18.41	0.036751	0.86	1.47	19.29	1
500	1.62	17.54	17.66	17.7	17.78	0.096785	1.54	1.05	12	1.66
450	1.62	15.57	15.77	15.77	15.84	0.029861	1.21	1.33	8.93	1
400	1.62	13.52	13.59	13.61	13.65	0.070119	1.08	1.5	22.75	1.34
359.742	1.62	12.03	12.26	12.21	12.28	0.010378	0.64	2.55	20.45	0.57
350	1.62	11.66	12.05	12.05	12.11	0.031747	1.06	1.53	13.09	0.99
300	1.62	10.48	10.9	10.87	10.93	0.012884	0.82	2.15	16.57	0.66
250	1.62	9.79	9.86	9.86	9.89	0.038851	0.47	2.09	34.74	0.87
208.97	3.17	9.07	9.2	9.15	9.22	0.009208	0.34	5.38	50.13	0.47
200	3.17	8.97	9.05	9.05	9.09	0.025793	0.47	3.81	46.44	0.75
150	3.17	8.18	8.4	8.35	8.42	0.008047	0.54	5.83	48.81	0.5
123.726	3.17	7.85	8.05		8.07	0.01646	0.76	4.33	40.15	0.72
100	3.17	7.57	7.87		7.89	0.004485	0.54	6.34	39.93	0.4
72.806	4.12	7.2	7.65	7.65	7.68	0.012267	0.89	7.55	147.38	0.66
62.5	Culvert									
50	4.12	7.1	7.58		7.59	0.000276	0.2	31.78	198.67	0.11
17.341	5.05	7.28	7.51	7.48	7.55	0.014007	0.88	5.99	44.57	0.7

FLOOD EXTENTS PLAN



LEGEND

- CH 10.000 FLOOD MODEL CROSS-SECTIONS
- . — CENTERLINE USED FOR HEC-RAS MODEL
- - - - - EXISTING CONTOURS
- 5 YEAR ARI (20% AEP) FLOOD EXTENTS
- 100 YEAR ARI (1% AEP) FLOOD EXTENTS
- BUILDING ENVELOPE

100YR ARI FLOOD RESULTS (PRE AND POST DEVELOPMENT)

River Sta	Q Total (m3/s)	Min Ch El (m)	W.S. Elev (m)	Crit W.S. (m)	E.G. Elev (m)	E.G. Slope (m/m)	Vel Chnl (m/s)	Flow Area (m2)	Top Width (m)	Froude # Chl
619.375	0.55	27.04	27.15	27.15	27.17	0.041181	0.72	0.76	14.22	0.99
600	0.55	25.51	25.59	25.62	25.67	0.19316	1.27	0.43	10.92	2.05
550	0.55	21.19	21.36	21.32	21.37	0.010343	0.49	1.11	12.93	0.54
538.282	3.06	20.3	21.37	20.53	21.37	0.000013	0.09	40.56	59.05	0.03
524	Culvert									
510.515	3.06	18.27	18.44	18.44	18.5	0.03182	1.11	2.75	22.1	1.01
500	3.83	17.54	17.73	17.79	17.91	0.098071	1.91	2.01	16.68	1.76
450	3.83	15.57	15.89	15.89	16	0.02644	1.49	2.58	11.63	1.01
400	3.83	13.52	13.63	13.67	13.76	0.091957	1.59	2.41	25.46	1.64
359.742	3.83	12.03	12.34	12.29	12.38	0.012151	0.87	4.4	24.71	0.66
350	3.83	11.66	12.15	12.15	12.21	0.026575	1.12	3.55	29.99	0.94
300	3.83	10.48	10.97	10.95	11.04	0.019052	1.2	3.49	20.17	0.84
250	3.83	9.79	9.92	9.91	9.96	0.024385	0.47	4.56	52.25	0.73
208.97	7.45	9.07	9.27		9.31	0.01148	0.57	9.29	61.29	0.58
200	7.45	8.97	9.13	9.11	9.18	0.018958	0.72	7.93	58.64	0.74
150	7.45	8.18	8.47		8.5	0.010058	0.82	9.54	58.56	0.6
123.726	7.45	7.85	8.15		8.18	0.010841	0.86	9.33	56.24	0.63
100	7.45	7.57	7.96		7.99	0.006399	0.75	10.28	47.15	0.5
72.806	9.73	7.2	7.7	7.69	7.73	0.013694	1.08	15.56	198.65	0.73
62.5	Culvert									
50	9.73	7.1	7.71		7.71	0.000256	0.22	56.7	206.22	0.11
17.341	11.85	7.28	7.61	7.58	7.68	0.014008	1.19	11	61.7	0.75

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DA	

North

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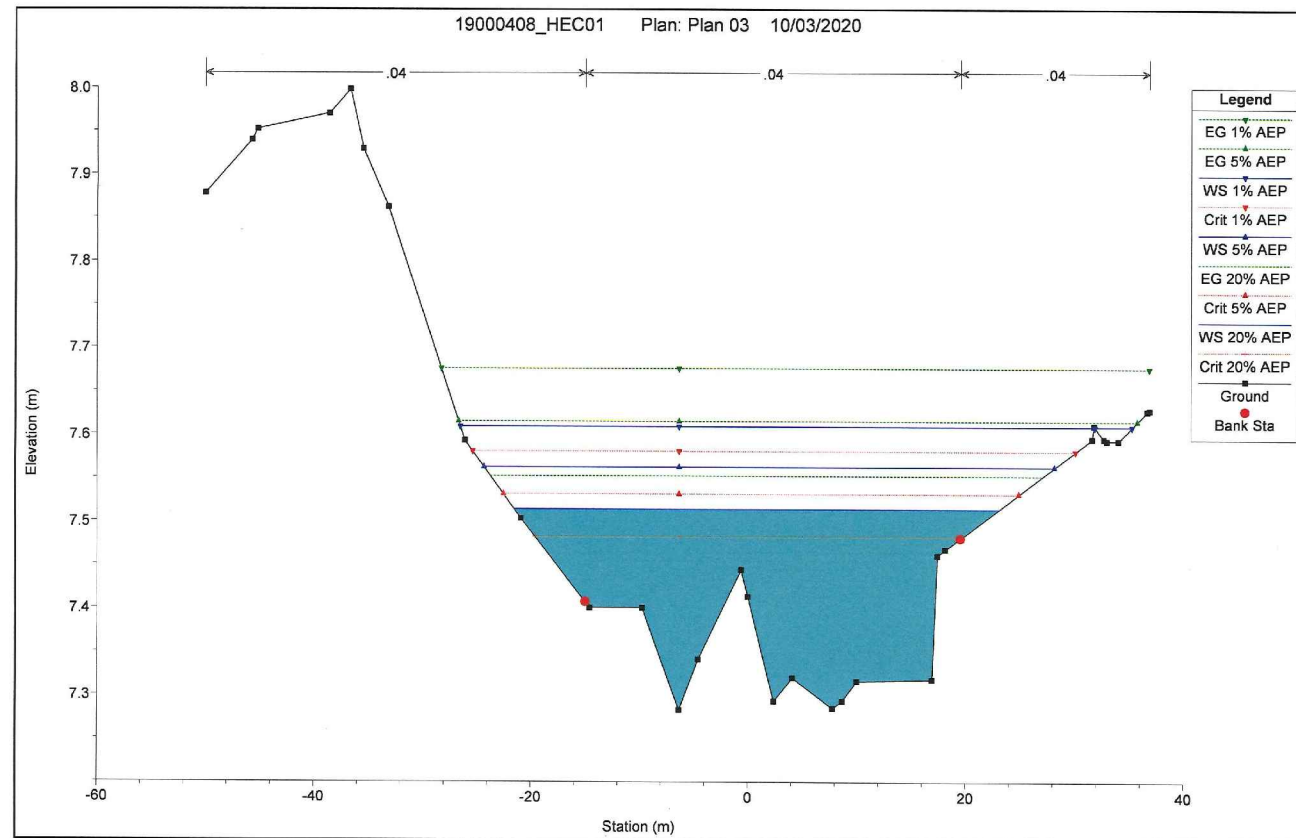
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BERRY, NSW, 2535

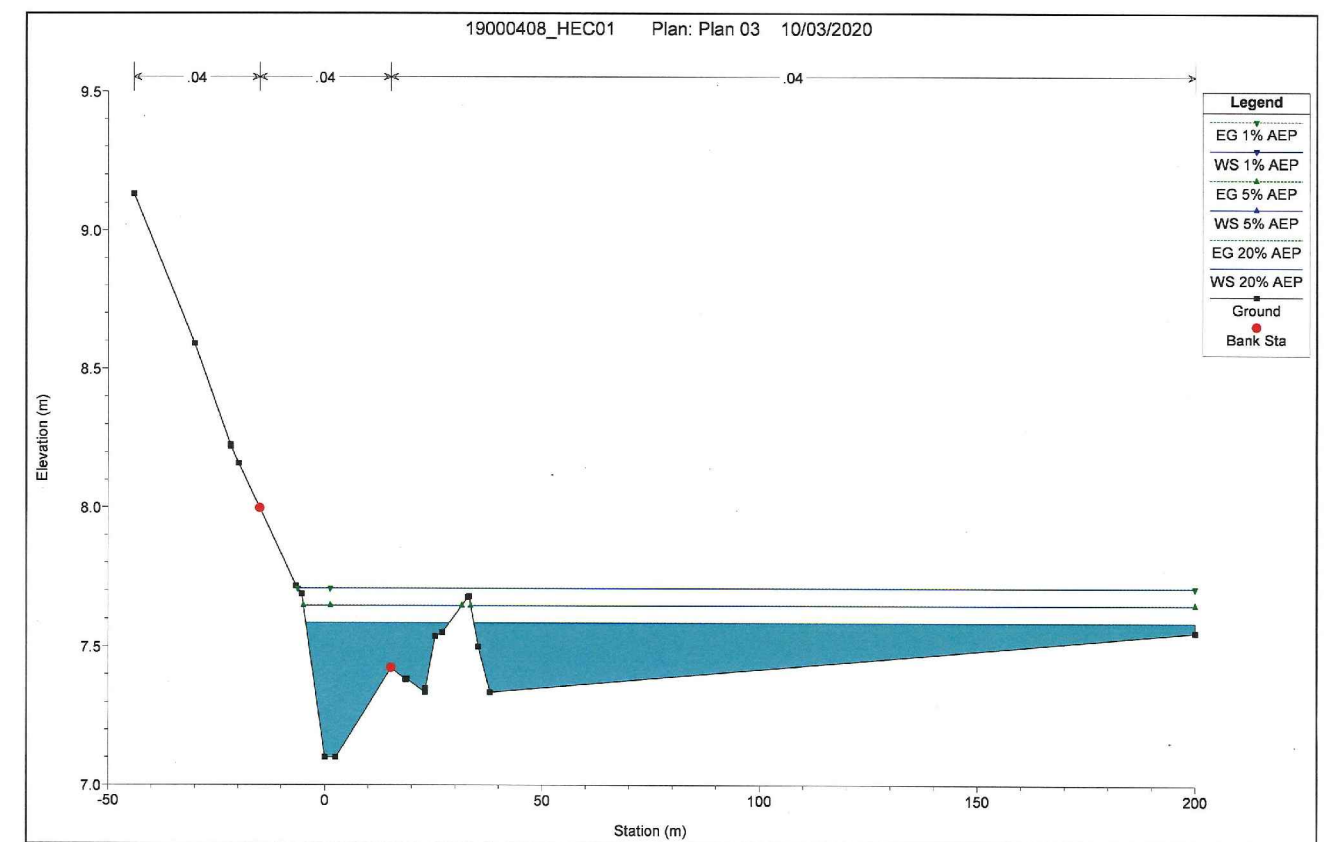
DRAWING TITLE

FLOOD ASSESSMENT
PRE-DEVELOPMENT
FLOOD EXTENTS PLAN

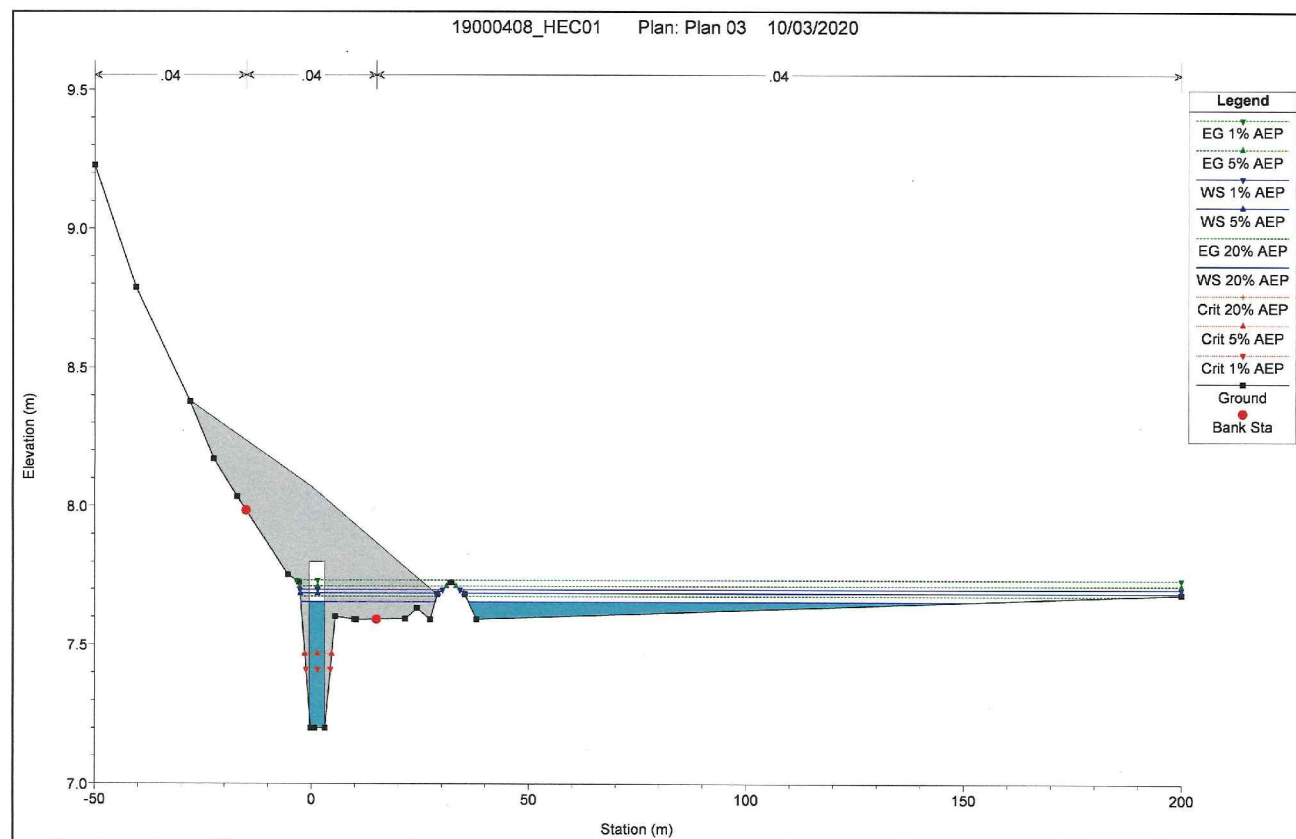
PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
19000408	P01	FS200	00



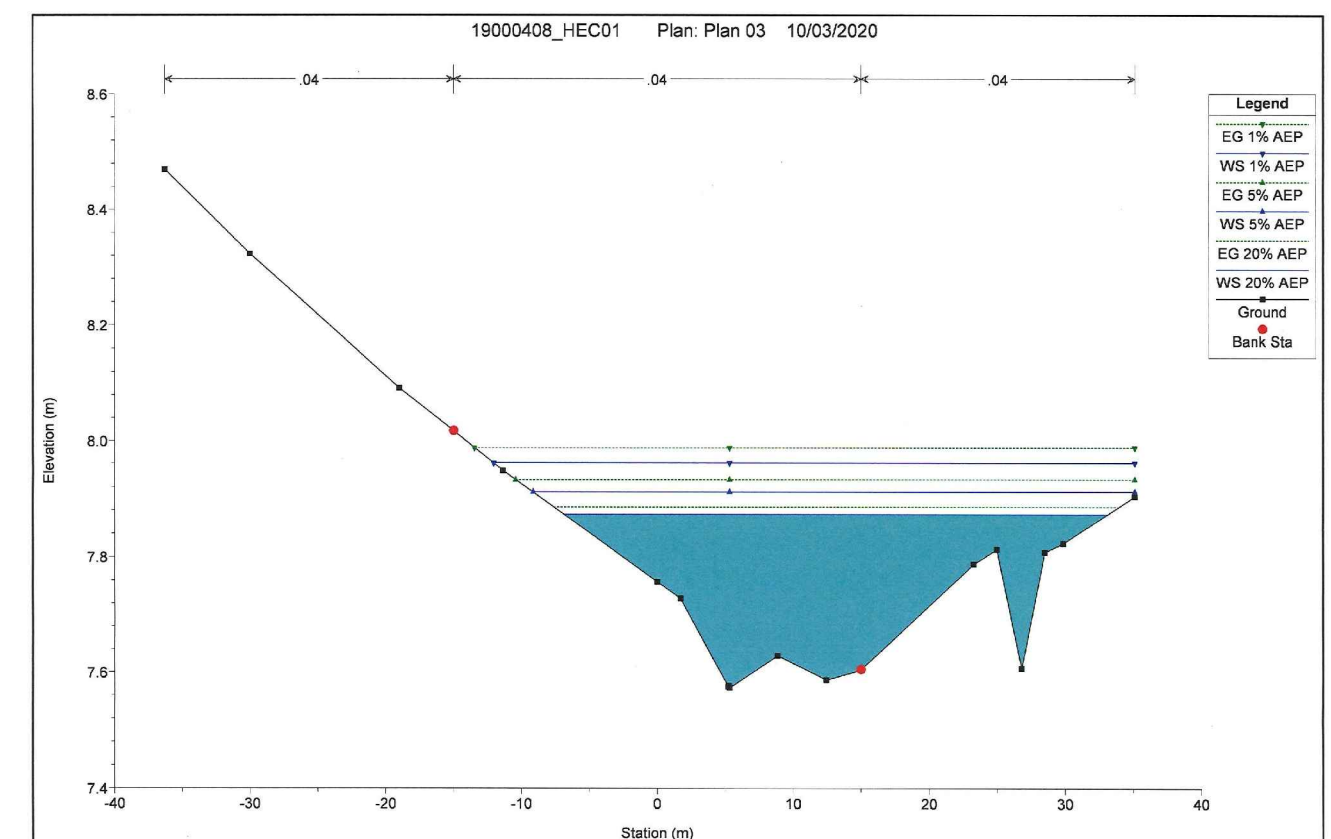
CROSS SECTION - CH 17.341



CROSS SECTION - CH 50

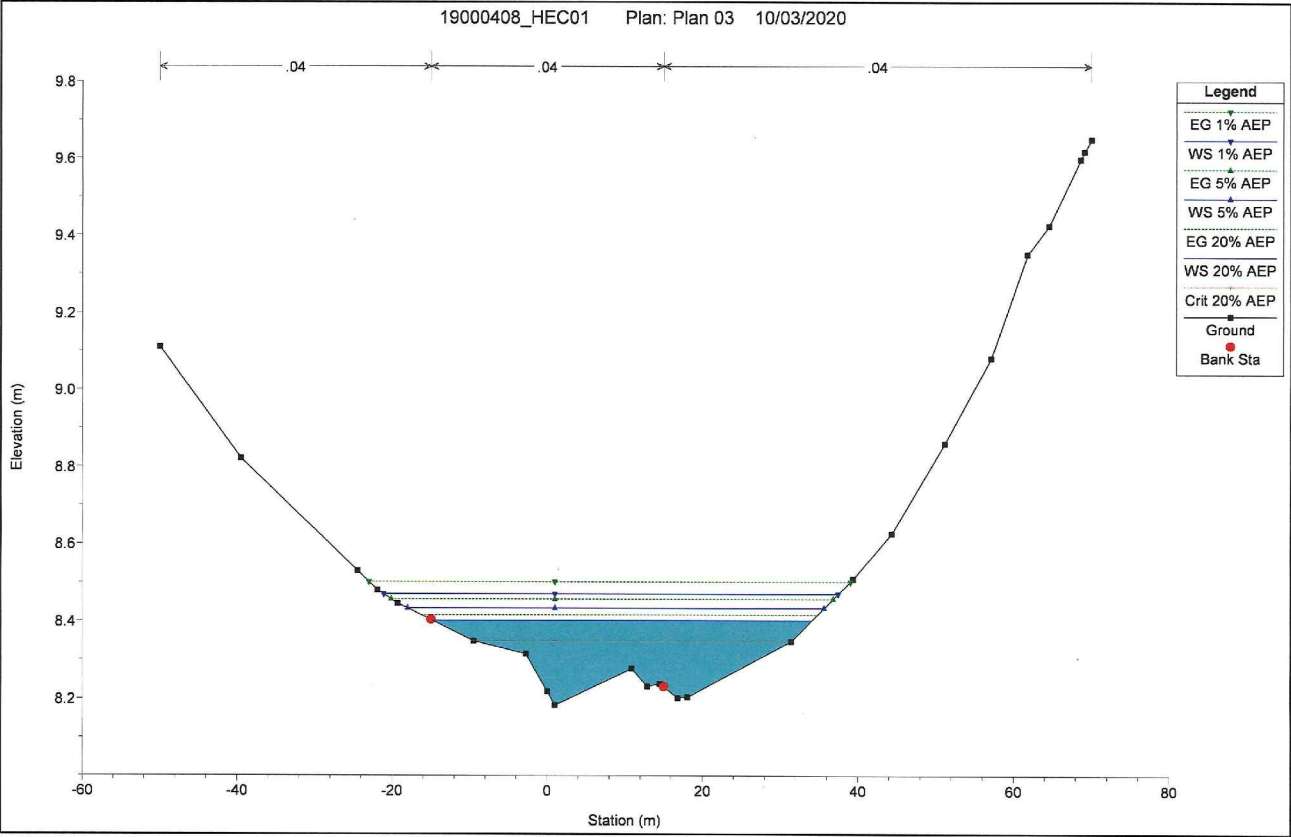


CROSS SECTION - CH 72.806

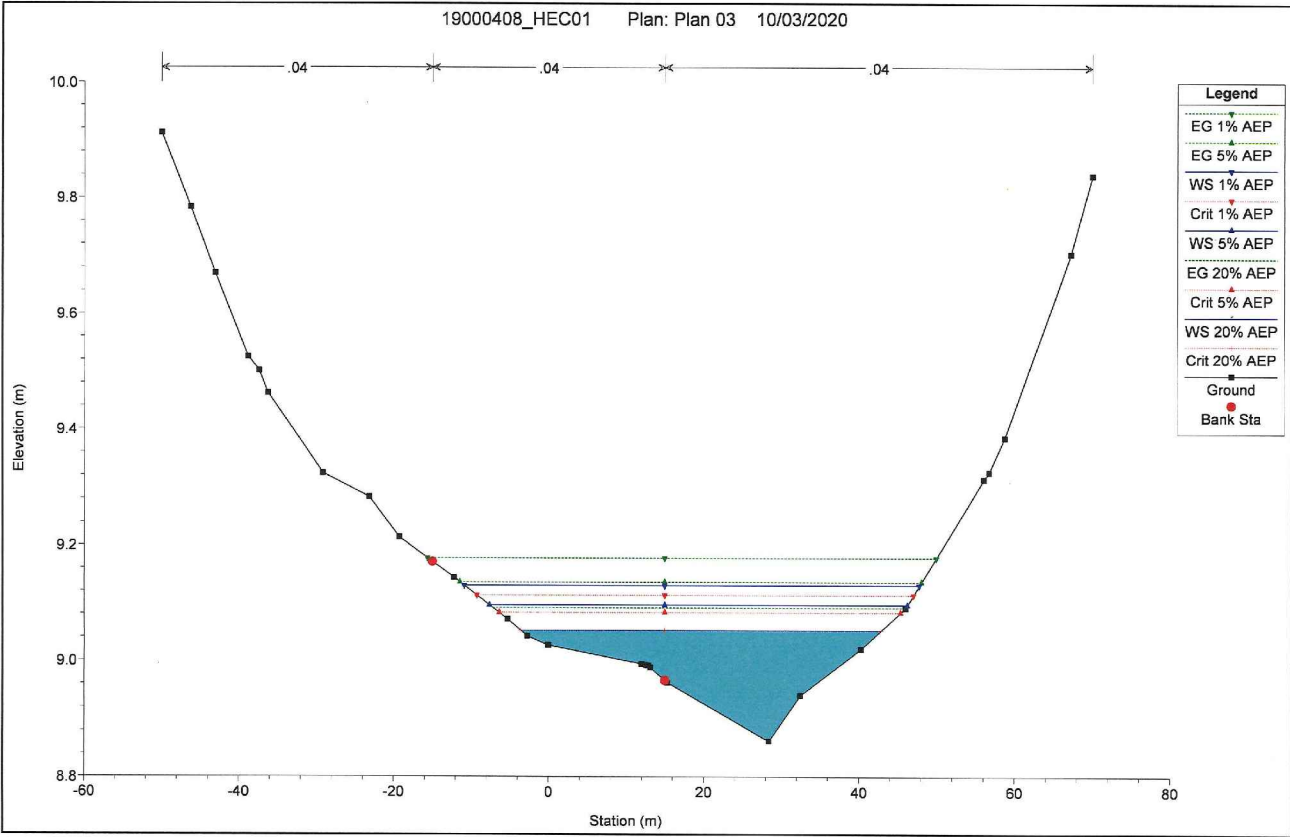


CROSS SECTION - CH 100

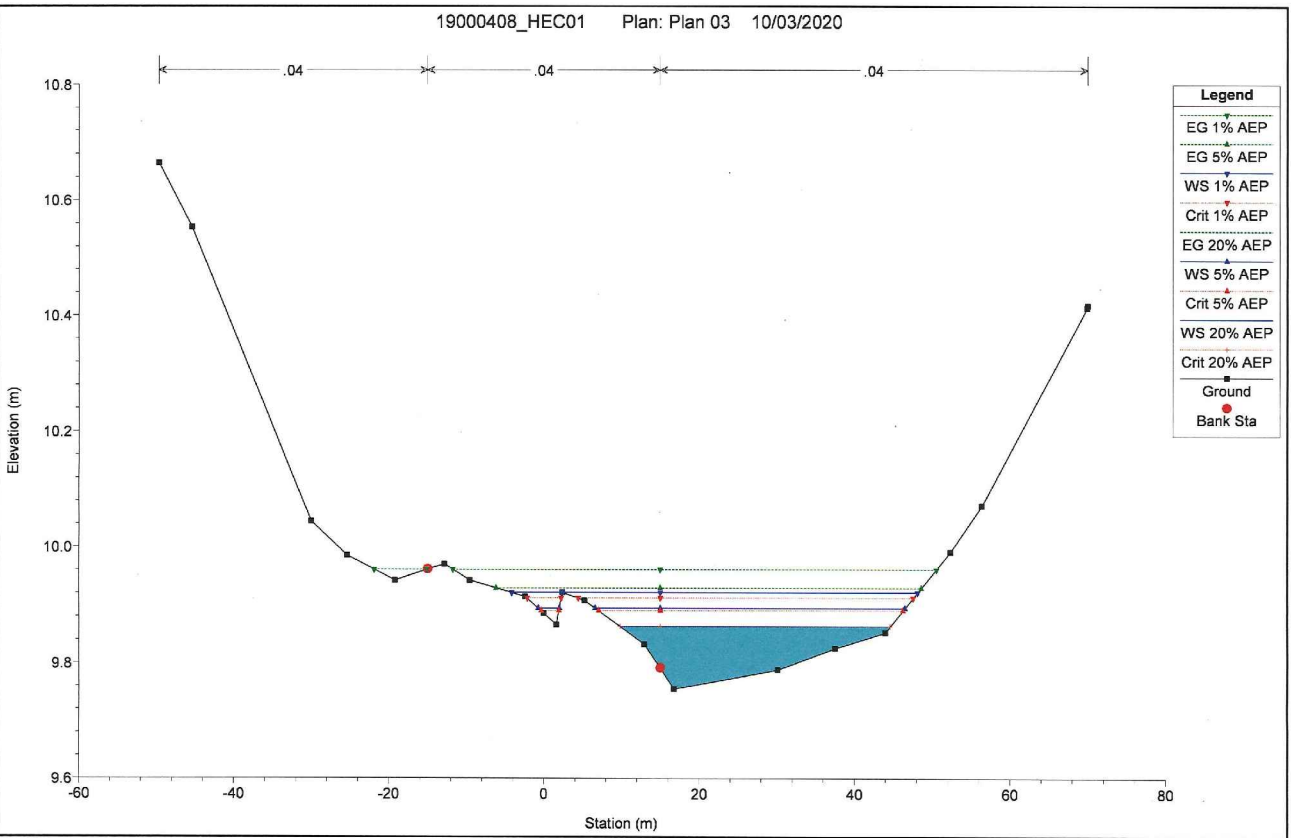
REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS	North	CLIENT	PROJECT TITLE	DRAWING TITLE	PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
						DESIGN BY J.M.A.				FLOOD ASSESSMENT				
						DRAWN BY L.O.				CROSS SECTIONS				
						FINAL APPROVAL J.M.A.				CH 0 - CH 150				
						SCALE: (on A1 Original) N.T.S.								
00	10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE - FOR DA APPROVAL	DA								
A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE									



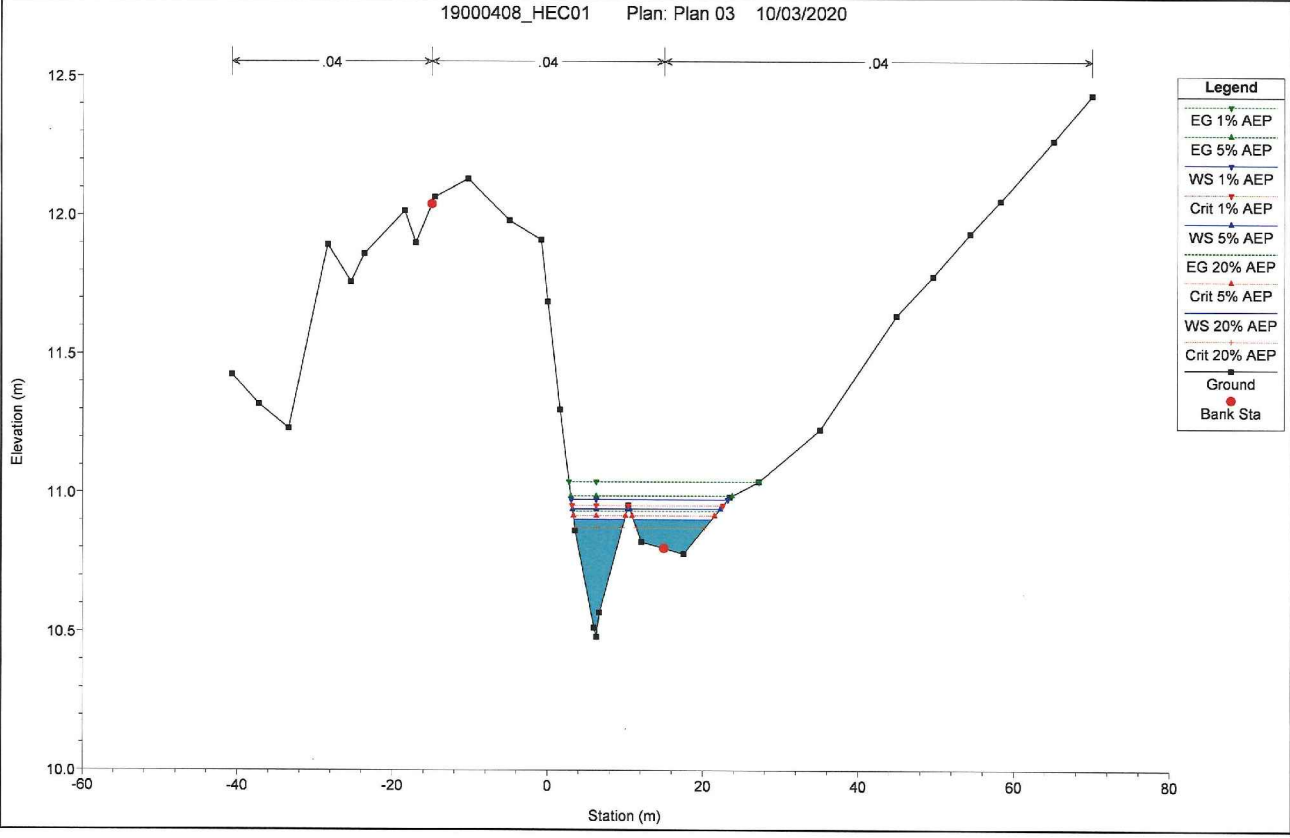
CROSS SECTION - CH 150



CROSS SECTION - CH 200

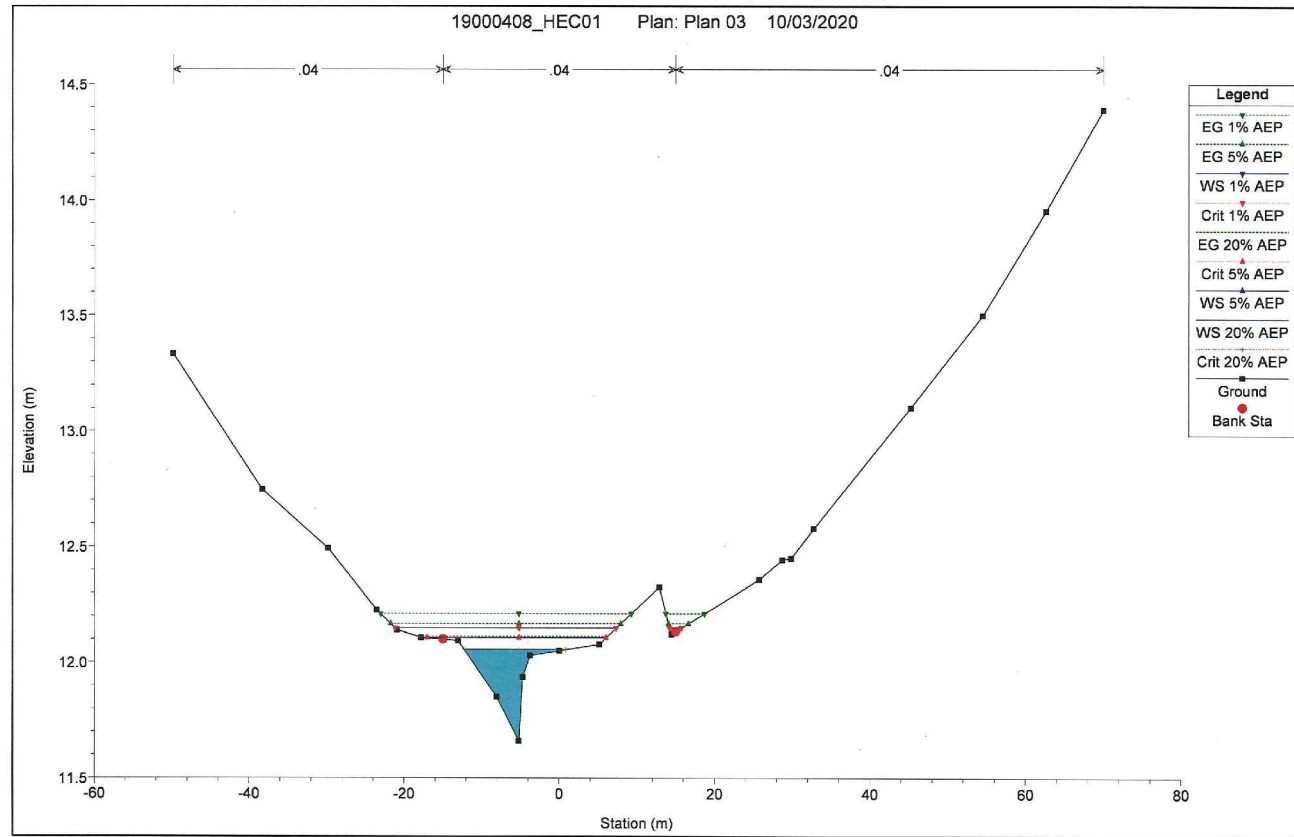


CROSS SECTION - CH 250

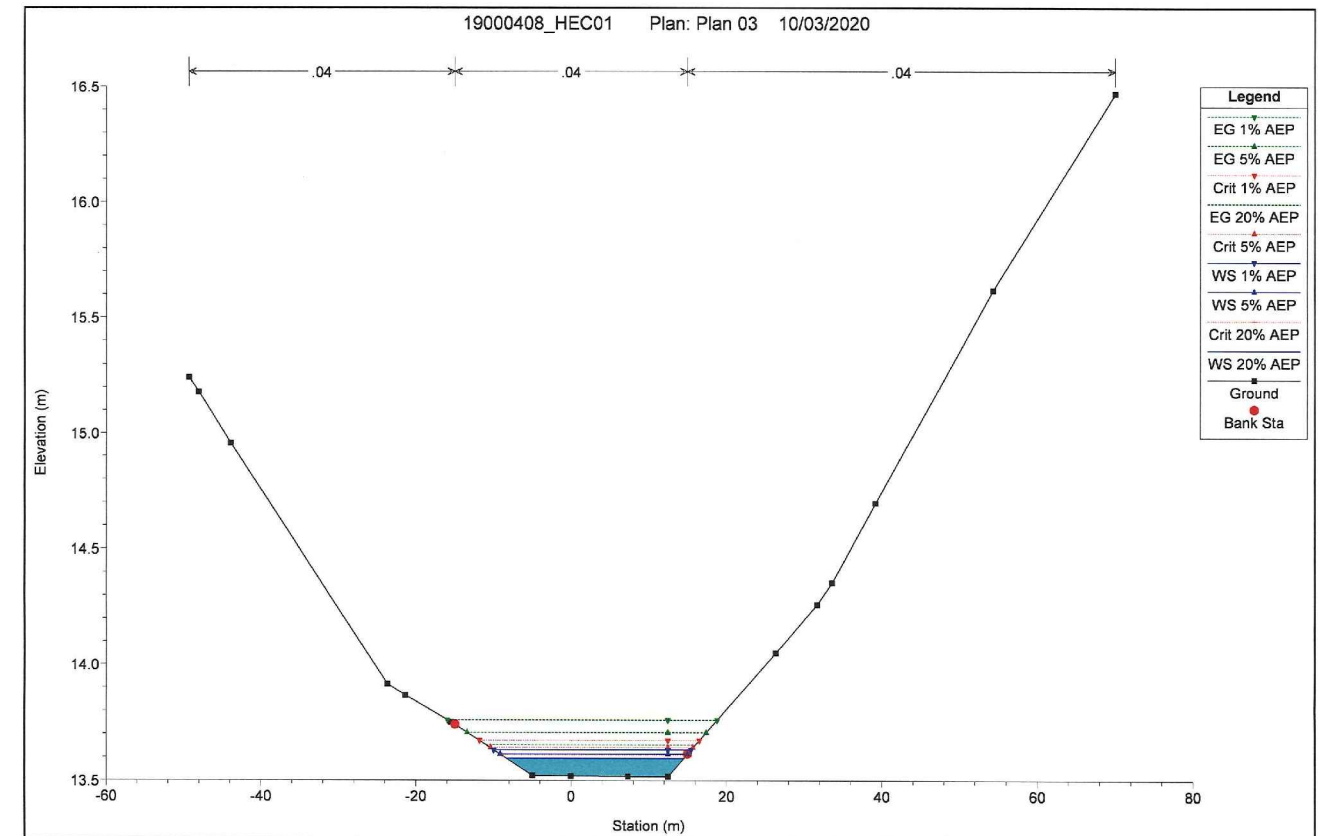


CROSS SECTION - CH 300

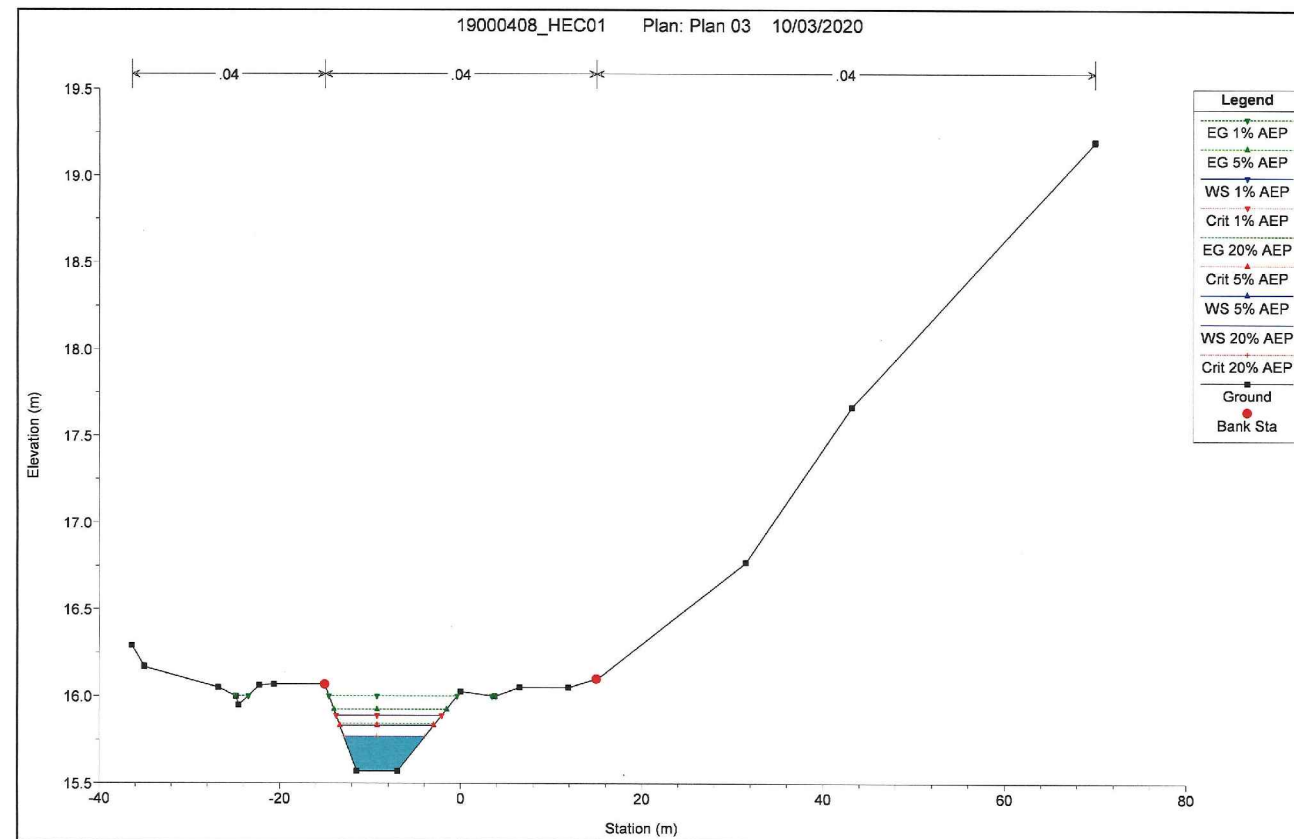
REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS	North	CLIENT	PROJECT TITLE	DRAWING TITLE	PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
						DESIGN BY J.M.A.				FLOOD ASSESSMENT				
						DRAWN BY L.O.				CROSS SECTIONS				
						FINAL APPROVAL J.M.A.				CH 200 - CH 350				
						SCALE: N.T.S.								
						(on A1 Original)								
00	10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE - FOR DA APPROVAL	DA					19000408	P01	FS301	00
A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE									



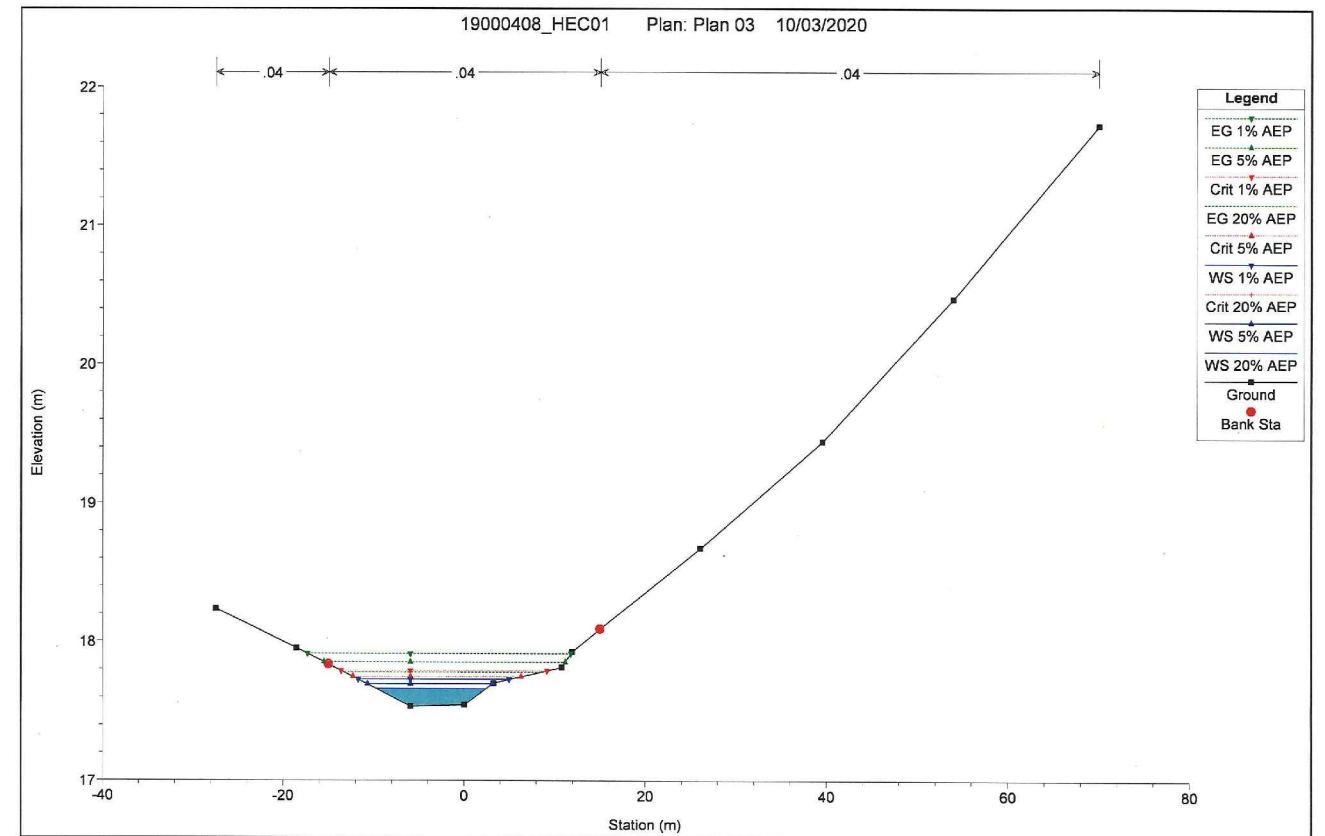
CROSS SECTION - CH 350



CROSS SECTION - CH 400

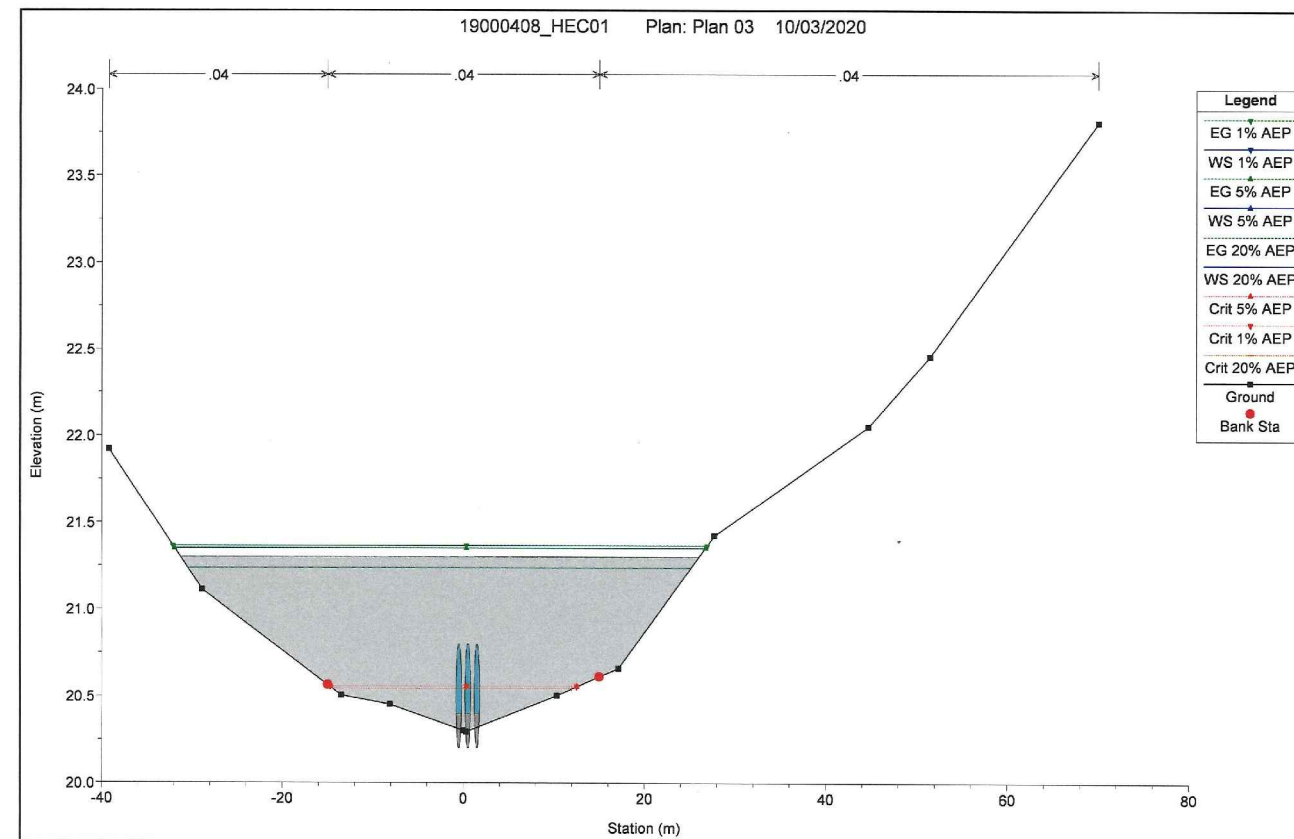


CROSS SECTION - CH 450

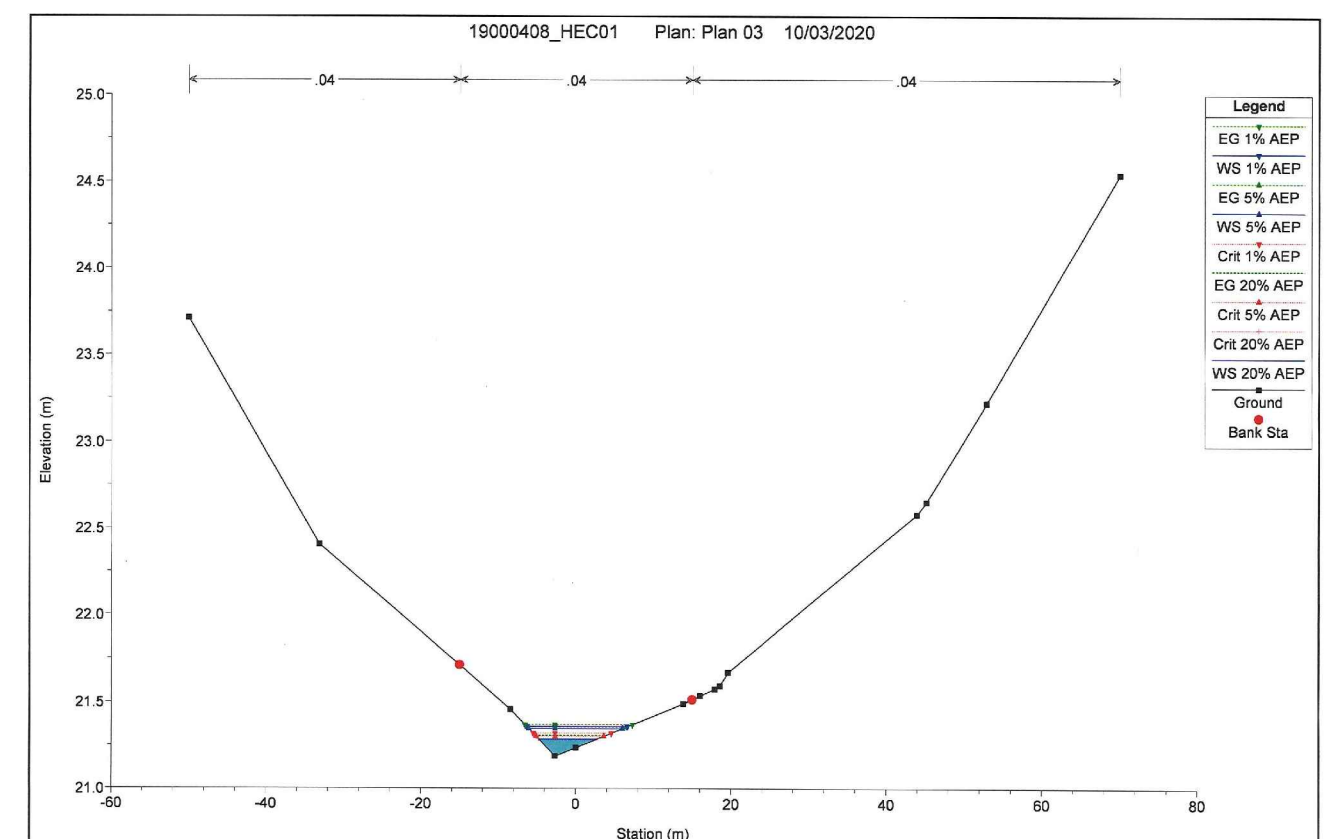


CROSS SECTION - CH 500

REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS	North	CLIENT	PROJECT TITLE	DRAWING TITLE	PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
						DESIGN BY J.M.A.				FLOOD ASSESSMENT	19000408	P01	FS302	00
						DRAWN BY L.O.				CROSS SECTIONS				
						FINAL APPROVAL J.M.A.				CH 400 - CH 550				
						SCALE: N.T.S.								
						(on A1 Original)								
00	10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE - FOR DA APPROVAL	DA								
A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE									



CROSS SECTION - CH 538.282



CROSS SECTION - CH 550

REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS	North	CLIENT	PROJECT TITLE	DRAWING TITLE
						DESIGN BY J.M.A.		 allen price & scarratts pty ltd land and development consultants	PROPOSED RESIDENTIAL SUBDIVISION AT LOT 4 DP 834254 No. 510 BEACH ROAD BERRY, NSW, 2535	FLOOD ASSESSMENT CROSS SECTIONS CH 600 - CH 619.375
						DRAWN BY L.O.				
						FINAL APPROVAL J.M.A.				
						SCALE: N.T.S. (on A1 Original)				
00	10/03/20	J.M.A.	L.O.	J.A.	FINAL ISSUE - FOR DA APPROVAL	DA				PROJECT NO. 19000408
A	06/03/20	J.M.A.	L.O.	J.A.	DRAFT ISSUE					SUB-PR NO. P01
										DRAWING NO. FS303
										REV 00